

KEY INFORMATION**Ward** West End**Proposal**

Erection of 30 bedroom extension of three storeys located in rear of car park area.

Address

Queens Hotel
160 Nethergate
Dundee

Applicant

Queens Hotel
160 Nethergate
Dundee

Agent

Mast Architecture & Design
Ltd
Park Lane House
47 Broad Street
Glasgow
G40 2QW

Registered 21 Dec 2006**Case Officer** B Knox

Proposed extension to Queens Hotel in Nethergate

The erection of a 30 bedroom extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The application is considered to comply with Policies 60 and 61 of the Dundee Local Plan Review 2005. There are no material considerations to justify a decision contrary to this. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 30 bedroom extension to the south elevation (rear) of the Queens Hotel, located on the Nethergate.
- Policies 60 and 61 of the Dundee Local Plan Review 2005 are relevant to the determination of the application.
- Two letters of objection have been received raising concerns which relate to the design approach of the extension.
- It is considered that the proposal complies with the relevant policies and the objections are not of sufficient weight such as to justify a departure to the plan. The application is therefore recommended for **APPROVAL** with conditions.

DESCRIPTION OF PROPOSAL

The application proposes the erection of a 30 bedroom extension of three storeys to be located to the rear of the existing hotel in the car park area. The extension would provide additional bedrooms, an ante room and an entrance lobby. To make best use of the topography and site characteristics, the extension will have a void to the ground floor level and be supported by columns. The remaining void will allow car parking spaces to be retained and will be screened by a sculptural metal artwork panel. The entrance feature will be finished in a buff ashlar block and the remainder of the extension will be finished in materials including a standing seam zinc roof with green copper colour cladding and a smooth acrylic render. The design has been altered from the original submission following negotiation and this has resulted in an improved scheme.

SITE DESCRIPTION

The application site is located on the Nethergate west of South Tay Street. The property is a Category B Listed hotel and is a 4 and a half storey building, retaining much of its traditional external appearance. Internally, some of the features remain but mainly to the lower floors of the building.

There is a bank to the east of the site and commercial and retail uses directly opposite the hotel to the Nethergate frontage. The Sensation Science Centre is located to the rear of the hotel. The ground in this area slopes considerably in a north west to south east direction meaning that the science centre is at a much lower ground level than the hotel and can be accessed by stairs which are located at the rear of the Queens Hotel car park area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

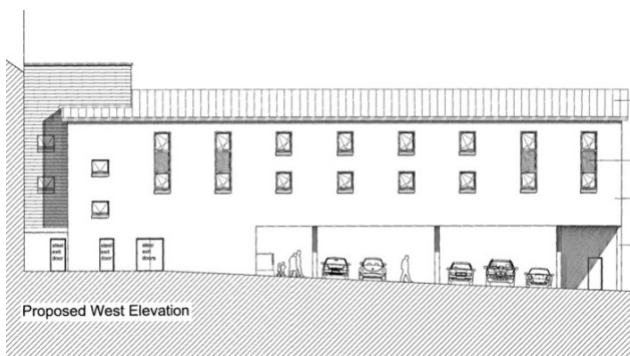
The following policies are of relevance:

Policy 60: Alterations To Listed Buildings - the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character.



Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts, roller shutters, treatments to masonry and painting and use of materials.



Policy 61: Development In Conservation Areas - within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

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Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There have been a number of minor alterations to the interior and exterior of the building in the past years but none of these have relevance to the determination of the current application.

A recent application for Listed Building Consent for the internal alterations to an existing suite was approved on 13 February 2008 (07/01062/LBC) but is not considered to have direct relevance to the determination of the current application.

PUBLIC PARTICIPATION

The application was advertised as affecting the setting of the Conservation Area on 23 January 2007. The applicant carried out the statutory neighbour notification procedure at the time of the original submission. The neighbouring properties were further notified of an amendment to the proposals.

Two letters of objection were received at the time of the original submission raising concerns. One of these was from Dundee Civic Trust and the other was from The Architectural Heritage Society of Scotland. The following issues were raised:

- Poor quality of design and lack of attempt to relate the new development to the existing building.

- The design is inappropriate in scale, design and materials
- The horizontality of the rear extension, the fenestration, the mono pitch of the roof and the extent of the bay and use of blockwork are likely to have an adverse effect on the listed building.

CONSULTATIONS

Architecture and Design Scotland were consulted on the application and provided the following views:

The principle of extending the hotel in a contemporary manner was supported. The extent to which the Dundee Contemporary Arts building should inform the choice of materials and elevation treatments was questioned.

They were not convinced that the extension is orientated to take best advantage of the views available of the Firth of Tay and wondered whether alternative layouts that exploit this may be possible.

They were also concerned that the opportunity to improve the quality of external space had not been exploited. The undercroft of the extension will not be attractive and the remainder of the space will be dominated by cars. It may be possible to create a useable space for the hotel residents and the public.

The applicant was commended for maintaining a public link through the site but Architecture and Design Scotland would like to see this exploited.

In response to these comments an amended design was put forward which seeks to remedy some of these concerns. The palette of materials has been reduced to provide a simpler and more modest approach. The elevational treatments have been altered in this respect to improve the appearance and overall quality feel of the development.

The suggestion to take advantage of views over the Firth of Tay were relayed to the applicant and agent for the development. However, this could not be accommodated in the design as the applicant does not have a need for this in terms of internal layout.

The undercroft parking area will be screened from the public elevations by a sculptural metal art work screen.

The space to the east of the extension has been activated by the reduction in floor space of the ante room to provide an outdoor seating area which will be surfaced with a good quality sett. Landscaping will also form an integral part of creating a useable space for hotel residents and the public. The public link will be retained and it is considered that the amendments will exploit this.

It is considered that the amendments put forward for consideration have addressed the concerns raised by Architecture and Design Scotland in relation to the design.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 60 (Alterations to Listed Buildings) - this policy requires that alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. The existing hotel accommodates several features of architectural interest within the building and the extension will not impact upon these. The existing rear elevation to the hotel is generally of high quality. However, the area to the west has been previously altered and has been subsequently finished in cement render which is damaging to the fabric of the listed building. It is therefore considered that the location of the extension in this area is positive and will help to improve the appearance of the listed building.

In terms of the form and massing of the extension, the horizontal emphasis is considered to be an appropriate means of extending the property. The juxtaposition of the verticality of the original main building with the

horizontality of the proposed extension allows them to be read in two distinct parts. This will ensure that the intended appearance and form of the original main building is retained and not lost by the provision of the proposed extension.

The materials proposed will complement the character and appearance of the existing building. There will be a limited palette of materials which will preserve the architectural character of the existing building. The block work to be used is of high quality and a colour appropriate to the existing building.

Policy 61 (Development in Conservation Areas) - this policy states that all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance of the area. The proposal will not impact upon the prominent elevations of the existing building but will be visible from the south. There is an existing pedestrian link from the south of the site which runs north to the Nethergate past the hotel.

Mature tree planting and use of appropriate hard landscaping in the area immediately to the east of the proposed extension will help to define the area and will enhance the appearance and setting of the conservation area, resulting in an attractive and lively area.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications that affect listed buildings to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which they possess.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that the Council have special regard to any buildings or other land in a conservation area and special attention shall be paid to the desirability of

preserving and enhancing the character and appearance of the area. These issues have been discussed and discharged in the Observations Section above in relation to Policy 61: Development in Conservation Areas of the Dundee Local Plan Review 2005.

These matters have already been considered in the assessment of the proposed development under Policies 60 and 61 of the Dundee Local Plan Review 2005 above and it was concluded that the proposal would not detract from the appearance of the listed building or conservation area. Consequently, it is considered that the statutory duties set out in this Section of the Act are discharged.

Views of the objectors

- Poor quality of design and lack of attempt to relate the new development to the existing building.
- The design is inappropriate in scale, design and materials
- The horizontality of the rear extension, the fenestration, the mono pitch of the roof and the extent of the bay and use of blockwork are likely to have an adverse effect on the listed building.

The above concerns all relate to the design form and appearance of the proposed extension. The proposed form and palette of materials to be used has already been assessed in the Observations section above.

With regards to the proposed scale of the building, the existing building is a 4 and a half storey building of a significant scale within the surrounding townscape area. It is considered that the three storey extension, whilst large will not compete with or dominate the existing main building.

The fenestration is considered to be appropriate and has been detailed in such a way as to provide interest to the regular window pattern necessary. In addition, given that this is an extension of modern design, it is considered that a mono pitched roof utilising appropriate materials will provide a contemporary solution.

It is therefore considered that the concerns regarding the design approach and solution can be dismissed.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The design of the proposed extension has been discussed in detail above and is considered to be acceptable and an appropriate form in relation to the existing building. The proposed materials are from a limited palette and will have a neutral effect upon the character and appearance of the existing building.

CONCLUSION

It is concluded from the foregoing that the proposal complies with the relevant policies of the Development Plan and that there are no material considerations that would justify a decision contrary to this. The application is therefore recommended for APPROVAL with conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Full details and the specification for the copper detailing to be used shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
- 3 Prior to the commencement of development, full details of all hard and soft landscaping shall be submitted to and approved in writing by the Planning Authority. This shall include details of the trees to be planted in the area to the east of the extension.
- 4 Full details of the metal artwork to the east elevation of the extension shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

- 5 Noise from mechanical and electrical plant shall not exceed NR35 as measured 1metre from the facade of any adjacent residential property.
- 6 The car parking facilities within the curtilage of the hotel shall be reserved for use by visitors and guests of the hotel only and shall not be used by other members of the public at any time.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure the character and appearance of the building.
- 3 In order to ensure the appearance of the surrounding area
- 4 In order to ensure the finished appearance of the extension.
- 5 in order to ensure the amenity of nearby residential occupiers.
- 6 In order to ensure that there will be a sufficient level of car parking provision remaining after development.